



Thursday
July 15, 2021
7:00 pm

Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

Joseph Altschul
Jason Halberg
Newell Hollingsworth
Anna Koldys
George Morris
Lori Parrish
Daniel Pradilla
Robert Sirota

Council Liaison

Steve Breitzkreuz

Staff Liaison

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
 - A. Approval of minutes for June 2021
 - B. Discussion on how to limit extent and impact of new residential development in Southwest Ranches
6. New Business
 - A. Brief Update on New Legislation
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



Thursday
June 17, 2021
7:00 p.m.

Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

Town Hall
13400 Griffin Road
Southwest Ranches, Florida 33330-2628
and via Zoom

Board Members

Joseph Altschul
Jason Halberg, *Chair*
Newell Hollingsworth
Anna Koldys, *Recording Secretary*
Jorge Lorenzo

George Morris, *Vice Chair*
Lori Parrish
Daniel Pradilla
Robert Sirota

Council Liaison

Steve Breitkreuz

Staff Liaison

Emily Aceti

Meeting called to order at 7:01 p.m.

Roll Call:

Joseph Altschul – *Present*
Jason Halberg – *Present*
Newell Hollingsworth – *Present*
Anna Koldys – *Present*
Jorge Lorenzo – *Present*

George Morris - *Present*
Lori Parrish - *Present*
Daniel Pradilla - *Present*
Robert Sirota - *Present*

Also present: **Town Council:** Mayor Steve Breitkreuz, Vice Mayor Bob Hartmann, Council Member Jim Allbritton, Council Member Gary Jablonski, Council Member David Kuczyszki
Town Staff: Assistant Town Administrator Russell Muñiz, Community Services Manager Emily Aceti, Town Planner Jeff Katims
Town Residents and other attendees: Marianne Allen, Carlos Betancourt, Alex Collier, Fred Cox, Linda Flack, Ed Gonzalez, Luke Hansford, Randi Hernandez, Jim Laskey, Jonathan Louis, Michelle Louis, Michele McBride, Tamara Peterson, Nathan Pierre, Richard Ramcharitar, Fred Segal, Daniel Villasmil **and as identified on Zoom:** Carlos's iPhone, iPhone, iPhone 7 Red, jeilen, Jeilen's iPad, krms farms, Lance, Linda's iPhone, Marlene's iPhone, Mr. Palma's Mobile, Roberto.

The Pledge of Allegiance was recited.

The floor was opened to public comments relating to items in the Comprehensive Plan but not on the agenda.

Russell Muñiz provided guidance on two points of Robert's Rules of Order that arose at the last Board meeting. Several board members and Mr. Muñiz discussed. The following conclusions were reached:

1) When a motion is passed, and a member wishes it to be reconsidered, only a member who voted for the passed motion may make the motion to reconsider it. Any member may second it.

2) When a motion has failed, and a member wishes it to be reconsidered, only a member who voted against the motion may make the motion to reconsider it. Any member may second it.

3) In both Items 1 and 2 above, no debate of the motion is permitted before the vote.

4) When an item is brought forward and debate is anticipated to extend beyond the expected meeting end time, the chair has four options:

- a) Continue debate until a vote is held
- b) Take a vote to extend the meeting until the item is completed
- c) Table the business until the next meeting
- d) Table the business until a date certain.

Motion: To approve the minutes of the May 20, 2021, meeting.											
Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Passed</i>	<i>NH</i>	<i>GM</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve Section 4.4 of the draft nursery ordinance.											
Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Passed</i>	<i>NH</i>	<i>LP</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Y</i>

The floor was opened to public comments relating to Section 4.4.

Motion: To approve Section 4.5 of the draft nursery ordinance											
Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Passed</i>	<i>LP</i>	<i>NH</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>

The floor was opened to public comments relating to Section 4.5.

Motion: To reconsider Section 4.3 of the draft nursery ordinance.											
Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Failed</i>	<i>AK</i>	<i>LP</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>N</i>

Motion: To approve Section 5.											
Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Passed</i>	<i>LP</i>	<i>NH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

The floor was opened to public comments relating to Section 5.

Motion: To send the nursery ordinance as amended to the Town Council for consideration.

Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Passed</i>	<i>GM</i>	<i>NH</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>

The floor was opened to public comments relating to the nursery ordinance.

Motion: To extend the meeting by 10 minutes.

Result	1st	2nd	JA	JH	NH	AK	JL	GM	LP	DP	RS
<i>Failed</i>	<i>AK</i>	<i>GM</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Meeting adjourned at 9:00 pm.

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

RESOLUTION NO. 2021-037

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ENACTING A ZONING IN PROGRESS, PURSUANT TO SECTION 005-240 OF THE TOWN'S UNIFIED LAND DEVELOPMENT CODE, TO FURTHER REGULATE ANY SUBDIVISION OF LAND ENCUMBERED BY A POWERLINE TRANSMISSION EASEMENT, OR THAT RESULTS IN A LOT OF LESS THAN 39,200 SQF. OF NET LOT AREA EXCLUSIVE OF DESIGNATED STORMWATER RETENTION AREA, LOCATED WITHIN THE RURAL ESTATES ZONING DISTRICT; ENACTING A ZONING IN PROGRESS FOR A PERIOD OF TIME NOT TO EXCEED SIX (6) MONTHS OR UNTIL THE TOWN'S REVISED REGULATIONS HAVE BEEN ADOPTED, WHICHEVER IS SOONER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town was founded to preserve its rural character; and

WHEREAS, pursuant to the Town's adopted Comprehensive Plan, "The Vision of the Town of Southwest Ranches is to enhance and preserve the unique rural character of its community. The Town shall promote, maintain and protect its agricultural, residential and equestrian lifestyles, sensitive to the natural environment."

WHEREAS, subdivision of existing tracts that are encumbered by powerline transmission easements or substantial on-lot stormwater retention areas often result in residential lots with limited or no capacity to accommodate equestrian and agricultural pursuits consistent with the Town's founding principles; and

WHEREAS, as a result, the Town is now forced to enact guidelines to regulate subdivision in order to ensure that development is consistent with the adopted Comprehensive Plan; and

WHEREAS, in order to give the Town the necessary time to fully examine this matter, a zoning in progress is necessary;

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. Recitals. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. That in furtherance of Section 005-240 of the Town's Unified Land Development Code ("ULDC"), the Town Council hereby establishes a zoning in progress to further regulate land subdivision;

Section 3. The Town shall prohibit the subdivision of land encumbered by a powerline transmission easement, or that results in a lot of less than 39,200 sqf. of net lot area exclusive of designated stormwater retention area, located within the rural estates zoning district as of the effective date of this Resolution until this zoning in progress has been terminated.

Section 4. This zoning in progress shall place a temporary hold on the approval of any plat, waiver of plat and site plan for land described in Section 3 for a period of time not to exceed six (6) months or until the Town's revised regulations have been adopted, whichever is sooner.

Section 5. Conflicts. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 6. Severability. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 25th day of March 2021 on a motion by Council Member Kuczenski and seconded by Vice Mayor Hartmann.

Breitkreuz	<u>Yes</u>	Ayes	<u>5</u>
Hartmann	<u>Yes</u>	Nays	<u>0</u>
Allbritton	<u>Yes</u>	Absent	<u>0</u>
Jablonski	<u>Yes</u>	Abstaining	<u>0</u>
Kuczenski	<u>Yes</u>		



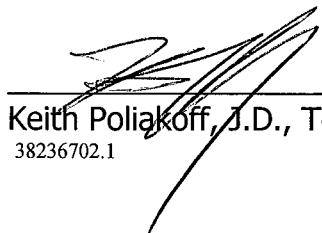
Steve Breitkreuz, Mayor

ATTEST:



Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, J.D., Town Attorney
38236702.1